

Landowner Specific Narrative Summary

Aaron D. Stock Janelle A. Stock, Jonathan E. Stock, Rebecca L. Stock and Glen E. Stock

To date, ATXI has been unsuccessful in obtaining an easement from Aaron, Janelle, Jonathan, and Rebecca Stock. The Stocks own four parcels totaling approximately 280 acres along the Meredosia to Ipava segment of the project in Cass County, Illinois. The property at issue has been designated internally as A_ILRP_MI_CA_036_ROW and A_ILRP_MI_CA_045_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, the Stocks on approximately 42 occasions, including 8 phone calls, 4 letters, 1 voicemail, 4 in person meetings and 25 emails for parcel A_ILRP_MI_CA_036_ROW and approximately 39 occasions, including 8 phone calls, 4 letters, 3 in person meetings and 24 emails for A_ILRP_MI_CA_045_ROW. Mr. Brian Kalb represents the Stocks.

ATXI submitted a formal offer to the Stocks on October 22, 2013, per the request from one of the owners to leave the paperwork at his office. ATXI's representatives met with the Stocks on September 4th and October 22nd of 2013, and the Stocks expressed their dislike for the project in general and their concern about the transmission line's impact on their farming operations, including interference with aerial spraying and center pivot irrigation systems. And in October of 2013, the Stocks informed ATXI that they did not wish to discuss or negotiate any further regarding the easement across their property.

On October 11, 2013, ATXI was informed that Brian Kalb would be representing the Stocks. ATXI has engaged in extensive negotiations with Brian Kalb on behalf of all of his clients. Mr. Kalb and ATXI have successfully negotiated a standardized confidential settlement agreement and a revised option form for the benefit of all his clients with similar concerns.

The Stocks have requested pole placement changes on these parcels, ATXI was able to accommodate these pole relocations and provided drawings indicating that the poles will be

Landowner Specific Narrative Summary

Aaron D. Stock Janelle A. Stock, Jonathan E. Stock, Rebecca L. Stock and Glen E. Stock

located outside the nozzle radius of their irrigation system. However, the parties have not agreed on the level of compensation for the easement.

Apparently, the Stocks' view of the appropriate level monetary compensation is so high that the Stocks' attorney has been reluctant to submit a formal counteroffer. On January 31, 2014, Mr. Kalb informed the land agent that the Stocks did not want to submit the counteroffer he prepared because they were unhappy with the appraised value of tracts 036 and 045. On April 22, 2014, Mr. Kalb admitted to the land agent in a phone call that he has been reluctant to even offer a formal counteroffer because he feels the Stock's expectations are not reasonable.

Given that the Stocks have not provided a formal counteroffer, the parties are unlikely to reach an agreement on the appropriate level of compensation for the easement, therefore, eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/10/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Burt Knox ☒

Cass County, IL

N/2 and S/2 of Section 6, Township 17 N, Range 12 W, Cass County, Illinois

Tax ID: 06-004-013-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 175 350 700 1,050 Feet

Aaron Stock

Tract No.:A_ILRP_MI_CA_036

Date: 5/8/2014

EXHIBIT 1

TRACT 1

A 6.978 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, CASS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT IIA IN DEED TO AARON D. STOCK AND JANELLE A. STOCK, HIS WIFE AND JONATHAN E. STOCK AND REBECCA L. STOCK, HIS WIFE, RECORDED IN BOOK 171, PAGE 421 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4;

THENCE SOUTH 88 DEGREES 43 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,329.38 FEET TO A POINT FOR CORNER;

THENCE SOUTH 27 DEGREES 47 MINUTES 08 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 446.30 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT IIA AND A TRACT OF LAND DESCRIBED IN DEED TO RALPH A. WANKEL AND BERTHA A. WANKEL, HUSBAND AND WIFE, RECORDED IN BOOK 154, PAGE 622 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS;

THENCE SOUTH 23 DEGREES 01 MINUTES 33 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 182.20 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 39 SECONDS, A RADIUS OF 156.77 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 35 MINUTES 59 SECONDS WEST, 11.56 FEET;

THENCE SOUTHERLY, ALONG SAID COMMON LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 11.57 FEET TO A POINT FOR CORNER;

THENCE NORTH 27 DEGREES 47 MINUTES 08 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 480.70 FEET TO A POINT FOR CORNER;

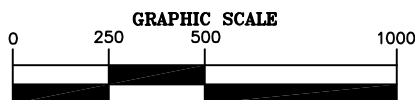
THENCE NORTH 88 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,241.13 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 277.73 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT IIA AND A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO JEFFREY D. WARDEN AND LISA KAY WARDEN, HUSBAND AND WIFE, RECORDED IN BOOK 171, PAGE 643 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS;

THENCE NORTH 01 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE COMMON LINE OF SAID TRACT IIA AND SAID TRACT II, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID EAST 1/2;

THENCE SOUTH 88 DEGREES 43 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 277.73 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 303,945 SQUARE FEET OR 6.978 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1

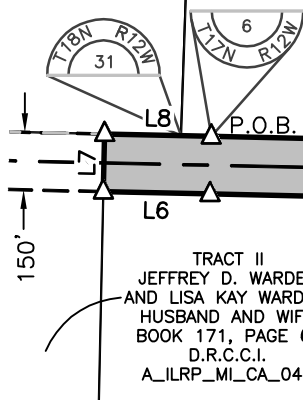


(IN FEET)
1 INCH = 500 FT

WANKEL BROS, LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_039

WANKEL BROS, LLC.
DOCUMENT NO. 164605
D.R.C.C.I.
A_ILRP_MI_CA_037
A_ILRP_MI_CA_038

SECTION 31
TOWNSHIP 18N
RANGE 12W

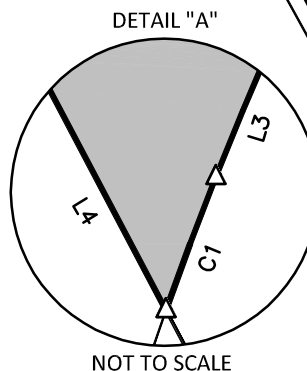


RALPH A. WANKEL AND
BERTHA A. WANKEL,
HUSBAND AND WIFE
BOOK 154, PAGE 622
D.R.C.C.I.
A_ILRP_MI_CA_035

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°43'34"E	1329.38
L2	S27°47'08"E	446.30
L3	S23°01'33"W	182.20
L4	N27°47'08"W	480.70
L5	N88°43'34"W	1241.13
L6	N88°43'39"W	277.73
L7	N01°16'24"E	150.00
L8	S88°43'39"E	277.73

SECTION 6
TOWNSHIP 17N
RANGE 12W

TRACT IIA
AARON D. STOCK AND
JANELLE A. STOCK, HIS WIFE
AND
JONATHAN E. STOCK
AND REBECCA L. STOCK, HIS WIFE
BOOK 171, PAGE 421
D.R.C.C.I.
A_ILRP_MI_CA_036
A_ILRP_MI_CA_043



Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°13'39"	156.77	11.57	S21°35'59"W	11.56

LEGEND

D.R.C.C.I.

P.O.B.



DEED RECORDS
CASS COUNTY, ILLINOIS
POINT OF BEGINNING
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/10/2013
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_CA_036
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPA
SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CASS COUNTY, ILLINOIS

A_ILRP_MI_CA_036_POE_R2.DWG

EXHIBIT 1

TRACT 2

A 1.112 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, CASS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO AARON D. STOCK, JANELLE A. STOCK, JONATHAN E. STOCK AND REBECCA STOCK, RECORDED IN BOOK 196, PAGE 587 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2;

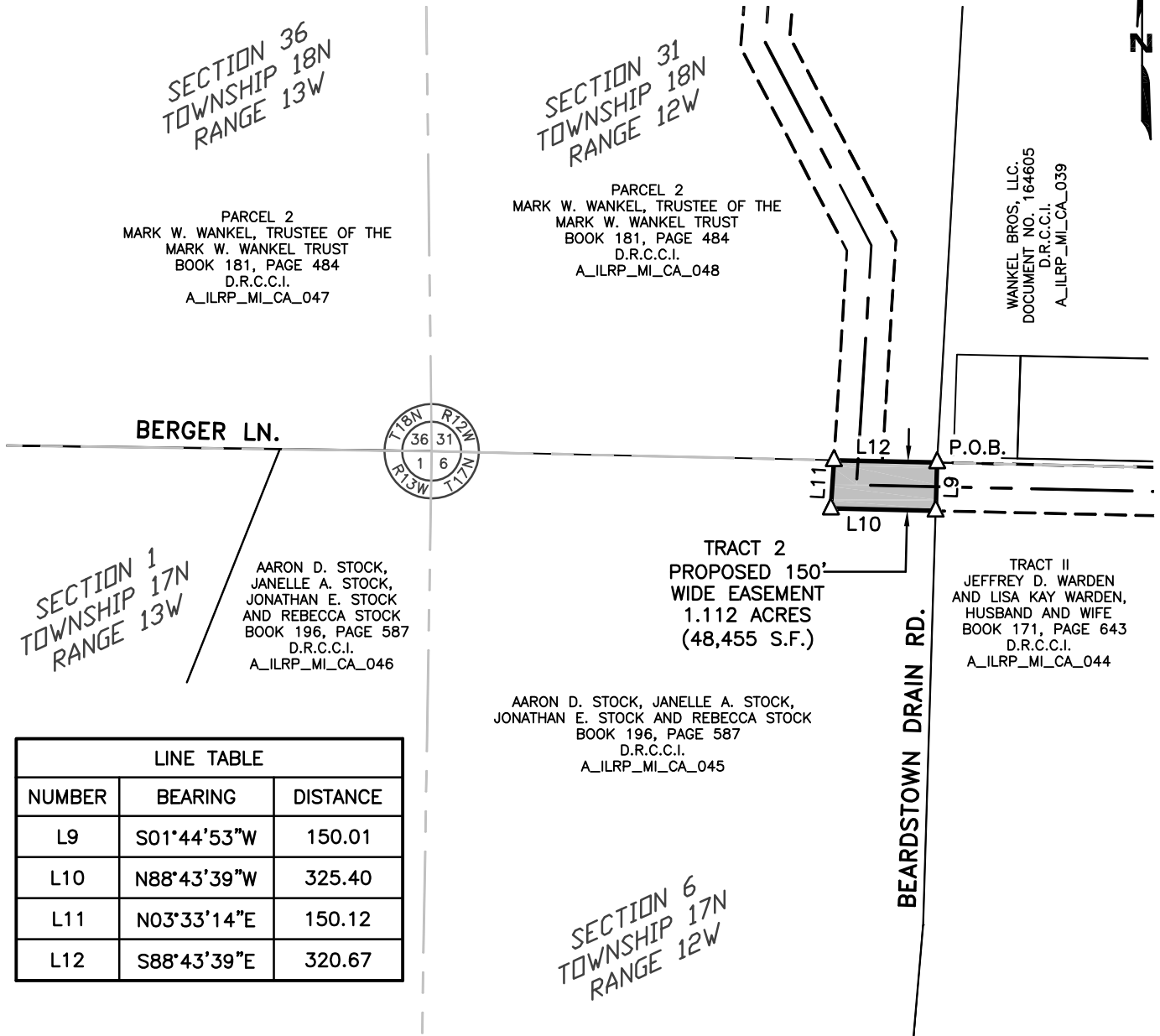
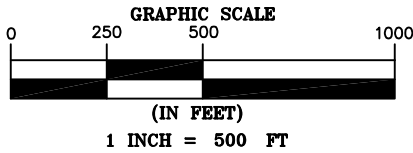
THENCE SOUTH 01 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 43 MINUTES 39 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 325.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 03 DEGREES 33 MINUTES 14 SECONDS EAST, A DISTANCE OF 150.12 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WEST 1/2;

THENCE SOUTH 88 DEGREES 43 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 320.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 48,455 SQUARE FEET OR 1.112 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



LEGEND

D.R.C.C.I.	DEED RECORDS CASS COUNTY, ILLINOIS
P.O.B. △	POINT OF BEGINNING CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

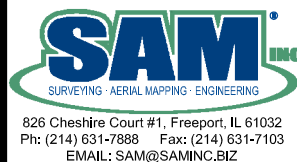
NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/10/2013
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_CA_036
DRAWN BY: NAS



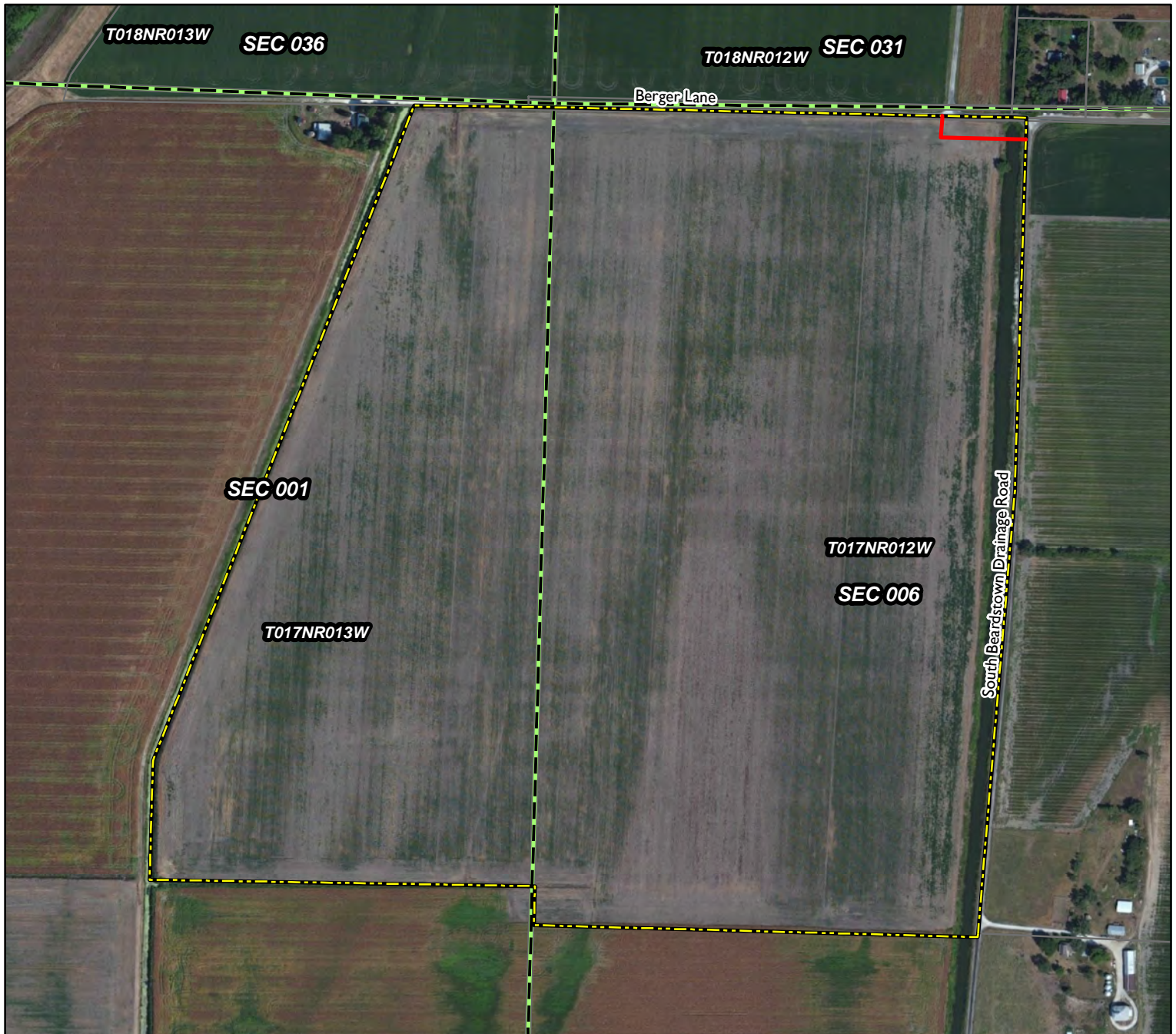
PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CASS COUNTY, ILLINOIS

A_ILRP_MI_CA_036_POE_R2.DWG

Cass County, IL

Part of the NE1/4; part of the W1/2 of the NW1/4 of S6, T17N, R12W of Section 1, Township 17 N, Range 13 W, Cass County, Illinois

Tax ID: 06-004-011-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Adjacent Tracts
- Section Boundary

0 170 340 680 1,020 Feet

Aaron and Janelle Stock, and Jonathan and Rebecca Stock

Tract No.:A_ILRP_MI_CA_045

Date: 5/8/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/10/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Bart Knox ☒

EXHIBIT 1

TRACT 2

A 1.112 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, CASS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO AARON D. STOCK, JANELLE A. STOCK, JONATHAN E. STOCK AND REBECCA STOCK, RECORDED IN BOOK 196, PAGE 587 OF THE DEED RECORDS OF CASS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2;

THENCE SOUTH 01 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 43 MINUTES 39 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 325.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 03 DEGREES 33 MINUTES 14 SECONDS EAST, A DISTANCE OF 150.12 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WEST 1/2;

THENCE SOUTH 88 DEGREES 43 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 320.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 48,455 SQUARE FEET OR 1.112 ACRES OF LAND, MORE OR LESS.